

127.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

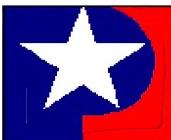
920,100 / 920,100

USE VALUE:

920,100 / 920,100

ASSESSED:

920,100 / 920,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
29-31		COLEMAN RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DEMILLE SMITH EVELYN/ ETAL	
Owner 2:		
Owner 3:		

Street 1:	31 COLEMAN RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02476	Type:
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	
Cntry:	

Postal:	
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NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2904 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4900		Sq. Ft.	Site		0	70.	1.16	8									396,899						396,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4900.000	523,200		396,900	920,100		81789
Total Card	0.112	523,200		396,900	920,100	Entered Lot Size	GIS Ref
Total Parcel	0.112	523,200		396,900	920,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	316.84	/Parcel: 316.84	Land Unit Type:	Insp Date
							04/11/18

PREVIOUS ASSESSMENT							Parcel ID	127.0-0002-0009.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	104	FV	523,200	0	4,900.	396,900	920,100		Year end
2021	104	FV	499,800	0	4,900.	396,900	896,700		Year End Roll
2020	104	FV	499,900	0	4,900.	396,900	896,800	896,800	Year End Roll
2019	104	FV	386,600	0	4,900.	396,900	783,500	783,500	Year End Roll
2018	104	FV	386,600	0	4,900.	351,500	738,100	738,100	Year End Roll
2017	104	FV	363,200	0	4,900.	294,800	658,000	658,000	Year End Roll
2016	104	FV	363,200	0	4,900.	294,800	658,000	658,000	Year End
2015	104	FV	324,700	0	4,900.	255,200	579,900	579,900	Year End Roll

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
SMITH RICHARD G	70567-125		1/29/2018	Convenience			1	No	No	Richard 8.2%--> 2.74% Evelyn, 2.73% Abigail,				
SMITH DEBORAH R	70567-122		1/29/2018	Convenience			1	No	No	Deborah Renee Smith 8.2%--> 2.74% Evelyn, 2.73				
SMITH DEBORAH R	68717-347		1/5/2017	Convenience			1	No	No	Deborah divided 8.4% of her 16.6 %?				
SMITH RICHARD G	68717-345		1/5/2017	Convenience			1	No	No	Richard G Smith divided 8.4% his remaining 16				
SMITH DEBORAH R	68673-446		12/28/2016	Convenience			1	No	No	Deborah divided 8.4 % of her 25%				
SMITH RICHARD	68673-444		12/28/2016	Convenience			1	No	No	Richard divided 8.4% of his 25%				
DEMILLE SMITH E	68030-210		9/16/2016	Convenience			1	No	No	Richard Smith 50% owner to Richard and Debora				
DEMILLE SMITH E	48636-515		12/11/2006	Family			1	No	No	John A Demille dod 6/20/2008				

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
9/5/2013	1334	Solar Pa	12,000	C					4/11/2018	Inspected	BS	Barbara S		
5/8/2013	656	Solar Pa	13,200	C					4/6/2018	MEAS&NOTICE	CC	Chris C		
									1/23/2014	Info Fm Prmt	EMK	Ellen K		
									6/18/2013	Info Fm Prmt	EMK	Ellen K		
									12/24/2008	Meas/Inspect	294	PATRIOT		
									1/12/2000	Inspected	276	PATRIOT		
									12/9/1999	Measured	264	PATRIOT		
									12/1/1991		PM	Peter M		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 13 - Multi-Garden	2T - 2 & 3/4 Sty	Full Bath: 2	Rating: Average	A Bath:	Rating:																														
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating:	A 3QBth:	Rating:																														
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																														
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																																
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 2	Rating: Average	RESIDENTIAL GRID																													
Roof Cover: 1 - Asphalt Shgl	A Kits:	Rating:	Fpl: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																														
Color: YELLOW	WSFlue:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																																
View / Desir:	CONDOS INFORMATION			Other																															
GENERAL INFORMATION				Upper																															
Grade: C - Average	Const Mod:	Location:			Lvl 2																														
Year Blt: 1927	Eff Yr Blt:	Total Units:			Lvl 1																														
Alt LUC:	Alt %:	Floor:			Lower																														
Jurisdict:	Fact: .	% Own:			Totals RMS: 13 BRs: 5 Baths: 2 HB																														
Lump Sum Adj:	Name:			REMODELING RES BREAKDOWN																															
INTERIOR INFORMATION				Exterior: No Unit RMS BRS FL																															
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26.	%	Interior: 1 8 3																															
Prim Int Wal 2 - Plaster	Functional:				Additions: 1 5 2																														
Sec Int Wall:	Economic:				Kitchen:																														
Partition: T - Typical	Special:				Baths:																														
Prim Floors: 3 - Hardwood	Override:				Plumbing:																														
Sec Floors: 4 - Carpet	Total: 26.4	%				Electric:																													
Bsmnt Flr: 12 - Concrete	CALC SUMMARY			Heating:																															
Subfloor:	Basic \$ / SQ: 180.00			General: Totals 2 13 5																															
Bsmnt Gar:	Size Adj.: 1.01157022			COMPARABLE SALES																															
Electric: 3 - Typical	Const Adj.: 0.97515047			Rate Parcel ID Typ Date Sale Price																															
Insulation: 2 - Typical	Adj \$ / SQ: 177.558																																		
Int vs Ext: S	Other Features: 131530																																		
Heat Fuel: 2 - Gas	Grade Factor: 1.00																																		
Heat Type: 5 - Steam	NBHD Inf: 1.00000000																																		
# Heat Sys: 2	NBHD Mod:																																		
% Heated: 100	LUC Factor: 1.00																																		
Solar HW: Yes	Adj Total: 710810																																		
% Com Wal	Depreciation: 187654																																		
Mobile Home				WtAv\$/SQ: AvRate: Ind.Val																															
SPEC FEATURES/YARD ITEMS				Juris. Factor: Before Depr: 177.56																															
Make: Model: Serial # Year: Color:				Special Features: 0 Val/Su Net: 121.11																															
PARCEL ID 127.0-0002-0009.0				Final Total: 523200 Val/Su SzAd: 180.17																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten												
More: N	Total Yard Items:	IMAGE												AssessPro Patriot Properties, Inc																					
Total Special Features:												Total:																							